

WILMINGTON

(New Castle County)

Property address: 711 North Market Street

Downtown location: Located in the middle of the 700 block of Market Street, surrounded by many established retailers and restaurants and significant foot and vehicular traffic, particularly during the week. Located directly across from The Grand Opera House and down the street from The Queen Theatre and within a bustling visual and performing arts city.

Approximate interior square footage of space: 2,000 SF

- First floor access on Market Street
- Large front windows for merchandise display
- Well lit space, carpeted in front area with brick wall and white paint on remaining walls
- Open space with several offices in the rear
- Small private, accessible rest room
- Traditional entrance for customers from street and rear access to business owner
- Clean full basement is available for storage
- Metered street parking and nearby parking garage
- Central heating and air conditioning

Cost estimate for utilities (Pop Up tenant responsibility)

- \$500 a per month
- Phone - tenant's own system
- WiFi or Internet connection – Inquire of property owner
- Water – Inquire of property owner
- Other – N/A

Value of space based on normal rental rate: \$ 3,000 per month

We believe prospects especially suitable for this space include:

- Destination retailer with established Internet presence and clientele
- Exercise, fitness
- Art-related
- Professional services, office, non-profit, though retailer preferred for downtown business district